

**DRAFT STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF MONTEBELLO OVERSIGHT BOARD**

**CITY OF MONTEBELLO
CITY COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA 90640**

Wednesday, May 6, 2015

8:15 AM

AUDIO LINK FOR THE ENTIRE MEETING (15-2216)

Attachments: [AUDIO](#)

I. CALL TO ORDER

Vice Chair Hidalgo called the meeting to order at 8:20 a.m.

II. ROLL CALL

Tanya Ruiz, Oversight Board Staff, called the roll:

Present: Board Members Angel F. Barnuevo, Edgar Cisneros, Vanessa Delgado, Cheryl A. Plotkin and Vice Chair Ernesto Hidalgo

Absent: Chair Richard Bruckner

Vacancies: Community College Appointee

III. STAFF COMMUNICATIONS

This time is set aside for Successor Agency staff to update the Board on important items initiated by staff or previously requested by the Oversight Board.

Chris Cardinale, Successor Agency Legal Counsel, reported that the current litigation with the Department of Finance regarding the determination of the Due Diligence Review is still ongoing. It was noted that a hearing is scheduled for June 19, 2015 and the Successor Agency hopes for a resolution thereafter.

Andy Zageris, Financial Consultant for the Successor Agency, informed that an Oversight Board Meeting will be required in June as staff anticipate beginning the process of refinancing the Successor Agency's bonds.

IV. ADMINISTRATIVE MATTERS

1. Recommendation: Approve the minutes for February 4, 2015. (15-1964)

On motion of Board Member Cisneros, seconded by Board Member Delgado, unanimously carried (Board member Barnuevo and Chair Bruckner being absent), the Oversight Board approved the February 4, 2015 Meeting Minutes.

Attachments: [February 4, 2015 Minutes](#)

V. RECOMMENDATIONS

Chris Cardinale, Successor Agency Legal Counsel, provided one staff report relating to the Successor Agency's request to transfer certain governmental and housing properties as well as the request to amend the Long Range Property Management Plan (LRPMP). The following items were presented:

- 1. The City Tower Parcel:**

Mr. Cardinale presented the North Montebello Boulevard (City Tower) lot which is used as a public safety communications tower and explained that the original LRPMP recommended that the parcel be transferred to the City as a "governmental purpose property". Staff later identified a title report which revealed that the property is already a property of the City of Montebello and not of the former Redevelopment Agency, therefore no transfer to the City is required.

- 2. The Housing Properties:**

Mr. Cardinale provided background history on the housing properties located at 112 S. 6th Street, 114 S. 6th Street, and 124 S. 6th Street. Mr. Cardinale explained that each of the parcels were acquired with Federal HOME Program funds with the intent of developing affordable, and low-moderate income housing. Since the assets were purchased with such funds, the parcels are restricted for affordable housing purposes only and therefore qualify as a "Housing Asset".

Mr. Cardinale indicated that since the City of Montebello elected to serve as the Successor Agency's "Housing Successor", the properties are considered housing assets and requested that the Oversight Board approve the transfer of the properties to the City of Montebello so that the City can further oversee.

Board Member Barnuevo arrived during this time.

3. The Taylor Ranch Property:

Mr. Cardinale informed that the Taylor Ranch Property is listed in the LRPMP as a "governmental purpose" item to be transferred over to the City, however until the Successor Agency receives a Finding of Completion (FOC), the transfer will be delayed. Mr. Cardinale therefore requested that the Oversight Board expedite the transfer sans the approval of the LRPMP and allow for the project to move forth with its intended planned use of a public park and Cultural Arts Center.

4. Amendment to the LRPMP:

Mr. Cardinale concluded his report and said that should the Oversight Board approve the above mentioned actions, the LRPMP has been revised to reflect those changes. An amended LRPMP was presented to the Oversight Board with the removal of the City Tower Parcel Property, as well as the transfers of the Housing Properties and the Taylor Ranch Property.

Mr. Cardinale requested that the Oversight Board approve the Resolutions separately.

2. Consideration of the transfer of the property located at 737 N. Montebello Boulevard from the Montebello Successor Agency to the City of Montebello as a "governmental purpose" property. (15-1965)

On motion of Board Member Cisneros, seconded by Board Member Plotkin, unanimously carried (Chair Bruckner being absent), the Oversight Board adopted Resolution No. ____, a Resolution of the Montebello Oversight Board approving the transfer of Governmental Purpose Property (Known as "Taylor Ranch") to the City of Montebello.

Attachments: [Staff Report, 737 N. Montebello Boulevard, and Resolution](#)

3. Consideration of the transfer of the properties located at 112, 114, and 124 S. 6th Street from the Montebello Successor Agency to the City of Montebello as "housing assets." (15-1974)

On motion of Board Member Barnuevo, seconded by Board Member Delgado, unanimously carried (Chair Bruckner being absent), the Oversight Board adopted Resolution No. ____, a Resolution of the Montebello Oversight Board approving the transfer of certain Housing Assets from the Successor Agency to the City of Montebello as Housing Successor.

Attachments: [Staff Report, 112, 114, 124 S. 6th Street, and Resolution](#)

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4. Approval of a revised Long Range Property Management Plan of the Montebello Successor Agency. (15-1975)

On motion of Board Member Plotkin, seconded by Board Member Cisneros, unanimously carried (Chair Bruckner being absent), the Oversight Board adopted Resolution No. ____, a Resolution of the Montebello Successor Agency Oversight Board approving an amended Long Range Property Management Plan.

Attachments: [Staff Report, Revised LRPMP, and Resolution](#)

VI. MISCELLANEOUS

5. Matters not on the posted agenda (to be presented and placed on the agenda of a future meeting). (15-1976)

There were none.

6. Public Comment. (15-1978)

Chris Cardinale, Successor Agency Legal Counsel, noted that there were no members of the Public present at the meeting.

7. Adjournment. (15-1979)

The meeting adjourned at 8:48 a.m.